

**PB# 94-19**

**VAN LEEUWEN, LOUIS & HENRY**

**9-1-21.21**

Approved 7/22/94

---

6/28/95 Extension of Approval - Expires 7/22/96

SBI # 9-1-2121

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12551

NO. 94-19

July 8, 1994

RECEIVED FROM Arkel Motors

Seven Hundred Fifty 00/100 — DOLLARS

S.P. Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ 00

Wm 7/6/94

Mary Mason, Secy to the P.B.

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

July 8 14145  
1994

Received of Arkel Motors, Inc. \$ 150.00

One Hundred fifty 00/100 — DOLLARS

For Application Fee # 94-19 Planning Bd.

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK# 29679</u>		<u>150.00</u>

By Dorothy N. Hansen  
sc

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

July 21 14180  
1994

Received of Arkel Motors \$ 150.00

One Hundred fifty 00/100 — DOLLARS

For P.B. # 94-19 Approval Fee 100

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK 29758</u>		<u>150.00</u>

By Dorothy Hansen  
sc

Town Clerk

Title

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TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

July 8 14145  
19 94

Received of Arkel Motors, Inc. \$ 150<sup>00</sup>

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For Application Fee # 94-19 Planning Bd.

DISTRIBUTION:

FUND	CODE	AMOUNT
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By Dorothy N. Hansen  
sc

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TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

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For P.B. # 94-19 Approval Fee 100

DISTRIBUTION:

FUND	CODE	AMOUNT
CK 29758		150 <sup>00</sup>

By Dorothy Hansen  
sc

Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

61.50



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/29/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 94-19

NAME: VAN LEEUWEN, HENRY & LOUIS  
APPLICANT: VAN LEEUWEN, HENRY & LOUIS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/28/95	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 7/22/96
07/22/94	PLANS STAMPED	APPROVED
07/13/94	P.B. APPEARANCE . NEED RENEWAL AT "ONE YEAR INTERVALS" (NOTE ON PLAN)	LA:ND WVE P.H.
07/13/94	P.B. APPEARANCE (CON'T)	APPR. COND. TO NOTE



**INTERNATIONAL**  
from NAVISTAR

# ARKEL MOTORS, INC.

70 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12559



MERCEDES-BENZ



Complete Line of International, Mercedes-Benz & U.D. Parts

Sales  
562-0532

Parts  
562-0691

Service  
562-0650

Fax  
562-3845

June 20, 1995

Town of New Windsor Planning Board  
555 Union Ave.  
New Windsor, NY 12553

Re: File#9419

To Whom It May Concern,

I would like to have my permit for new cars being parked on our property  
on Route 32, to be extended for another year.

Sincerely,

  
Henry VanLeeuwen  
President

(M) 0 }  
(S) 5 }

4 Ayes

0 Nays

1 Abstain (Van Leeuwen)

Expires 7/22/96

TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

*Town clerk*

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, [REDACTED]

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 19

DATE PLAN RECEIVED: RECEIVED JUL - 8 1994

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*2nd 400 ft 7/22/94*  
HIGHWAY SUPERINTENDENT      DATE

\_\_\_\_\_  
WATER SUPERINTENDENT      DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE

VAN LEEUWEN, HENRY & LOUIS AMENDED SITE PLAN (94-19)

William Hildreth of Grevas & Hildreth appeared before the board for this proposal.

MR. HILDRETH: This piece of property is on the west side of Route 32 north of and adjacent to Arkel Motors. Up until 1990, it was vacant. This piece of property was the subject of a site plan for an oxygen storage tank up in the northwest corner of the property, which is now in place. Other than that, and I have a copy of it here, if you wish to see it, the plan showed vacant property with the exception of an existing unpaved parking area that contains vehicles spilling over from Arkel Motors, he uses the property to park on and it's still vacant but it's been smoothed off, the grading really hasn't been changed, it's just gravel and it consists about just a little under 3 acres going from the highway boundary back to the swale and two property lines. And what he is seeking is site plan approval for temporary storage of vehicles there, no improvements proposed as part of this site plan. We're bringing it in as an amended site plan of a previously approved site and that is it.

MR. LANDER: So you are going to park vehicles on this piece of property here?

MR. HILDRETH: That is it.

MR. DUBALDI: What kind of vehicles?

MR. HILDRETH: Trucks and stuff from next door, maybe cars.

MR. LANDER: Are you going to stripe this lot?

MR. HILDRETH: No.

MR. LANDER: How are they going to park the trucks?

MR. HILDRETH: Just drive them in there and park them. I've shown an entrance that is being used there, which is the subject of a highway entrance permit which he secured, that is '86 or '87, that is a long time ago,

'87, so he's got that.

MR. PETRO: I'm going to make a suggestion, this is very similar use to what we have down on Walsh Road, parking cars there, obviously for Newburgh Auto Auction, they have quite a large parking area there. We have one year special permit which we give and they renew or come in for application of once a year, maybe we can do that on this application also, give a one year, you're saying temporary anyway.

MR. HILDRETH: Yeah, is that under a special permit application or cause I filled out a regular site plan application for this?

MR. PETRO: We don't need a special permit but I'm saying as part of the condition of approval, you're saying it's temporary, if you want to do it, come back yearly. Is that acceptable or we don't need to do that?

MR. EDSALL: See what you're saying, you're not classifying as a special permit use but because they are proposing it as temporary, you're setting up a one year renewal that is what you're saying.

MR. LANDER: Exactly.

MR. EDSALL: Similar to what Walsh Road has?

MR. PETRO: Correct.

MR. LANDER: So we don't wind up with what we have down the road.

MR. PETRO: We have some control if it gets out of hand.

MR. HILDRETH: I don't think that is a problem. I can add that to the note under property use one year renewal.

MR. PETRO: Through the Planning Board.

MR. DUBALDI: I make a motion we take lead agency under

the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Van Leeuwen site plan amendment on Route 32. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER AYE

MR. DUBALDI AYE

MR. PETRO AYE

MR. PETRO: This is a commercial zone, I believe it is commercial entirely around the project.

MR. LANDER: I don't know, Mr. Chairman, I have to think this one over a little bit. Mr. Devitt might want to have some input on this. Who's directly next door?

MR. HILDRETH: Arkel Motors to the south, Central Hudson to the west, which is a vacant piece of property with nothing on it.

MR. LANDER: Motion that we waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under discretionary judgment 4819 C of the town zoning local law for the Van Leeuwen amended site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER AYE

MR. DUBALDI AYE

MR. PETRO AYE

MR. EDSALL: You should close out SEQRA.

MR. HILDRETH: I filled out the forms, you might as well.

MR. LANDER: Make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Van Leeuwen site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we approve the Van Leeuwen site plan amendment subject to one year renewal being put on the map.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year approval to the Van Leeuwen site plan amendment with said being added to the map.

MR. HILDRETH: I can add that to the use note, note number 5 temporary vehicle storage subject to one year renewal by the Planning Board.

MR. PETRO: Said being added to the stamped plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** VANLEEUEWEN SITE PLAN AMENDMENT  
**PROJECT LOCATION:** NYS ROUTE 32 (WEST SIDE)  
SECTION 9-BLOCK 1-LOT 21.21  
**PROJECT NUMBER:** 94-19  
**DATE:** 13 JULY 1994  
**DESCRIPTION:** THE APPLICATION INVOLVES A PROPOSED AMENDMENT  
TO THE PREVIOUSLY APPROVED SITE PLAN, TO PROVIDE  
FOR TEMPORARY VEHICLE STORAGE ON THE EXISTING  
LOT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The Board previously reviewed this site for the oxygen storage tank located at the west end of the property. At that time, it is my understanding that a limited area of an existing unpaved parking area was depicted.

It is my understanding that this application proposes the expanded use of the front portion of the lot for vehicle storage.

2. The Board should discuss the manner in which this use/application will be considered. Vehicle storage could be considered in conjunction with the adjoining vehicle sales and repair use, or same could be considered independent similar to the project on Walsh Road.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

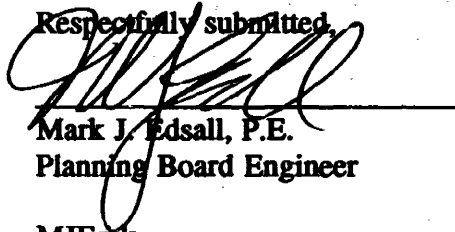


**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** VANLEEUWEN SITE PLAN AMENDMENT  
**PROJECT LOCATION:** NYS ROUTE 32 (WEST SIDE)  
SECTION 9-BLOCK 1-LOT 21.21  
**PROJECT NUMBER:** 94-19  
**DATE:** 13 JULY 1994

5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:VANLEE.mk

AS OF: 08/16/94

PLANNING BOARD  
TOWN OF NEW WINDSOR

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 94-19

NAME: VAN LEEUWEN, HENRY & LOUIS  
APPLICANT: VAN LEEUWEN, HENRY & LOUIS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/08/94	S.P. MINIMUM	PAID		750.00	
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	18.00		
08/16/94	P.B. ENGINEER FEE	CHG	61.50		
08/16/94	RET. TO APPLICANT	CHG	635.50		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in  
the amount of \$635.50 to:*

*Arkel Motora  
70 Windsor Hwy.  
New Windsor, N.Y. 12553*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/16/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 94-19

NAME: VAN LEEUWEN, HENRY & LOUIS  
APPLICANT: VAN LEEUWEN, HENRY & LOUIS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/22/94	PLANS STAMPED	APPROVED
07/13/94	P.B. APPEARANCE . NEED RENEWAL AT "ONE YEAR INTERVALS" (NOTE ON PLAN)	LA:ND WVE P.H.
07/13/94	P.B. APPEARANCE (CON'T)	APPR. COND. TO NOTE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/16/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-19

NAME: VAN LEEUWEN, HENRY & LOUIS  
APPLICANT: VAN LEEUWEN, HENRY & LOUIS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/08/94	MUNICIPAL HIGHWAY	07/22/94	APPROVED
ORIG	07/08/94	MUNICIPAL WATER	07/12/94	APPROVED
ORIG	07/08/94	MUNICIPAL SEWER	/ /	
ORIG	07/08/94	MUNICIPAL FIRE	07/11/94	APPROVED
ORIG	07/08/94		/ /	
ORIG	07/08/94		/ /	

PLANNING BOARD FILE NUMBER: 94-19

MEMORANDUM FOR FILE

DATE: July 13, 1994

On this date: Applicant has agreed to return  
to the P.B. Once a year to update the status  
of this proposal. This was not ~~assumed~~  
considered a Special Permit - as per J. Petros.

(2)

RESULTS OF P.B. MEETING

DATE: July 13, 1994

PROJECT NAME: Van Leeuwen, N. & L. PROJECT NUMBER 94-19

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) D S) L VOTE: A 3 N 0

\* M) L S) D VOTE: A 3 N 0

CARRIED: YES ✓ NO

\* CARRIED: YES: ✓ NO

\*\*\*\*\*

PUBLIC HEARING: M) L S) D VOTE: A 3 N

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S VOTE: A N APPROVED: NO

M) D S) L VOTE: A 3 N 0 APPR. CONDITIONALLY: 7-13-94

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS: Need renewal at "one year intervals" (Note on Plan)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SITE PLAN FEES - TOWN OF NEW WINDSOR

APPLICATION FEE:.....\$ 150.00

\*\*\*\*\*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00

MULTI-FAMILY SITE PLANS:

\_\_\_\_\_ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS).....\$ \_\_\_\_\_

\_\_\_\_\_ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ \_\_\_\_\_

TOTAL ESCROW PAID:.....\$ \_\_\_\_\_

\*\*\*\*\*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 150.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00  
PLUS \$25.00/UNIT B.       

TOTAL OF A & B: \$       

RECREATION FEE: (MULTI-FAMILY)

\$1,000.00 PER UNIT

\_\_\_\_\_ @ \$1,000.00 EA. EQUALS: \$ \_\_\_\_\_  
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ \_\_\_\_\_

A. 4% OF FIRST \$50,000.00 A. \_\_\_\_\_  
B. 2% OF REMAINDER B. \_\_\_\_\_

TOTAL OF A & B: \$ \_\_\_\_\_

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: \_\_\_\_\_

RETURN TO APPLICANT: \$ \_\_\_\_\_

ADDITIONAL DUE: \$ \_\_\_\_\_

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., [REDACTED] SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-19

DATE PLAN RECEIVED: RECEIVED JUL - 8 1994

The maps and plans for the Site Approval Henry van Leeuwen

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



**INTEROFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 11 July 1994

**SUBJECT:** Van Leeuwen Site Plan

Planning Board Reference Number: PB-94-19

Dated: 8 July 1994

Fire Prevention Reference Number: FPS-94-036

A review of the above referenced subject site plan was conducted on 11 July 1994.

This site plan is acceptable.

Plans Dated: 8 July 1994

*Robert F. Rodgers C.C.A. (mvz)*  
Robert F. Rodgers, C.C.A.

RFR/mvz



# TOWN OF NEW WINDSOR

94- 19

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

## APPLICATION TO: TOWN OF NEW WINDSOR PLANNING BOARD

175 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. \_\_\_\_\_ Site Plan ☒ Spec. Permit \_\_\_\_\_

HENRY P. VAN LEEUWEN & LOUIS G. VAN LEEUWEN

1. Name of Project AMENDED SITE PLAN

2. Name of Applicant HENRY P. VAN LEEUWEN  
LOUIS G. VAN LEEUWEN Phone 562-0532

Address 70 WINDSOR HIGHWAY NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record (SAME) Phone (SAME)

Address (SAME)  
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan GREVAS & HUDRETH, L.S., P.C.

Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney / Phone /

Address /  
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HUDRETH, L.S., P.C. Phone 562-8667  
(Name)

7. Project Location: On the WEST side of ROUTE 32  
(street)  
100 ± feet SOUTH of RUSCITTI ROAD  
(direction) (street)

8. Project Data: Acreage of Parcel 7.1 Zone C,  
School Dist. NEWBURGH CSD

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 9 Block 1 Lot 21.21

11. General Description of Project: AMEND PREVIOUSLY APPROVED SITE PLAN FOR

OXYGEN STORAGE TANK TO PROVIDE 2.8 ± AC. OF TEMPORARY VEHICLE STORAGE AS ACCESSORY  
USE IN CONJUNCTION WITH ADJOINING LOT USE OF VEHICLE SALES AND REPAIR

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

8<sup>TH</sup> day of JULY 1994

[Signature]  
Applicant's Signature X

[Signature]  
Notary Public

SUSAN R. STEINBERG #4520728  
NOTARY PUBLIC, State of New York  
Qualified in Orange County  
Commission Expires July 31, 1996

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED JUL - 8 1994

Date Application Received

94 - 19

Application Number

APPLICANT'S PROXY STATEMENT  
(for professional representation)for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARDHENRY P. VAN LEEUWEN, deposes and says that he  
(Applicant)resides at BEATTIE ROAD, ROCK TAVERN  
(Applicant's Address)in the County of ORANGEand State of NEW YORKand that he is the applicant for the AMENDED SITE PLANTAX MAP SECTION 9 BLOCK 1 LOT 21,21

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized GREVAS & HILDRETH, L.S., P.C.  
(Professional Representative)

to make the foregoing application as described therein.

Date: 7/8/94[Signature]  
(Owner's Signature)[Signature]  
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title                 | 29. <input checked="" type="checkbox"/> Curbing Locations                   |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)             | 30. <input checked="" type="checkbox"/> Curbing Through Section             |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)         | 31. <input checked="" type="checkbox"/> Catch Basin Locations               |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name       | 32. <input checked="" type="checkbox"/> Catch Basin Through Section         |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address    | 33. <input checked="" type="checkbox"/> Storm Drainage                      |
| 6. <input checked="" type="checkbox"/> Drawing Date                    | 34. <input checked="" type="checkbox"/> Refuse Storage                      |
| 7. <input checked="" type="checkbox"/> Revision Dates                  | 35. <input checked="" type="checkbox"/> Other Outdoor Storage               |
| 8. <input checked="" type="checkbox"/> Area Map Inset                  | 36. <input checked="" type="checkbox"/> Water Supply                        |
| 9. <input checked="" type="checkbox"/> Site Designation                | 37. <input checked="" type="checkbox"/> Sanitary Disposal System            |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants                       |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)     | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 12. <input checked="" type="checkbox"/> Plot Plan                      | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)     | 41. <input checked="" type="checkbox"/> Front Building Elevations           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds               | 42. <input checked="" type="checkbox"/> Divisions of Occupancy              |
| 15. <input checked="" type="checkbox"/> Zoning Designation             | 43. <input checked="" type="checkbox"/> Sign Details                        |
| 16. <input checked="" type="checkbox"/> North Arrow                    | 44. <input checked="" type="checkbox"/> Bulk Table Inset                    |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners       | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations    | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas           | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation            | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.)         |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress       | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> <i>NONE</i>                               | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.)                |
| 22. <input checked="" type="checkbox"/> Landscaping                    | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 23. <input checked="" type="checkbox"/> Exterior Lighting              | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop.         |
| 24. <input checked="" type="checkbox"/> Screening                      | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req.          |
| 25. <input checked="" type="checkbox"/> Access & Egress                |   |
| 26. <input checked="" type="checkbox"/> Parking Areas                  |   |
| 27. <input checked="" type="checkbox"/> Loading Areas                  |   |
| 28. <input checked="" type="checkbox"/> Paving Details                 |   |
| (Items 25-27)  |   |

\* 2.8± ACRES

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Haddock  
Licensed Professional

Date: 8 July, 1994

94-19

SEQR

14-16-4 (2/87)-Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>HENRY P. VAN LEEUWEN, LOUIS G. VAN LEEUWEN</u>	2. PROJECT NAME <u>HENRY P. VAN LEEUWEN &amp; LOUIS G. VAN LEEUWEN AMENDED SITE PLAN</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF ROUTE 32, 100'± SOUTH OF RUSCITTI ROAD</u> <u>TAX MAP SECTION 9 BLOCK 1 LOT 21.21</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>PROVIDE TEMPORARY VEHICLE STORAGE SPACE ON APPROXIMATELY</u> <u>2.8 ACRES OF A 7.1 ACRE PARCEL</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.8</u> acres Ultimately <u>2.8</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>TOWN OF NEW WINDSOR PLANNING BOARD - SITE PLAN APPROVAL FOR OXYGEN STORAGE TANK</u> <u>NEW YORK STATE DEPARTMENT OF TRANSPORTATION - HIGHWAY ENTRANCE PERMIT</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>SITE PLAN ONLY</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>HENRY P. VAN LEEUWEN</u>	Date: <u>7/8/94</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?** If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

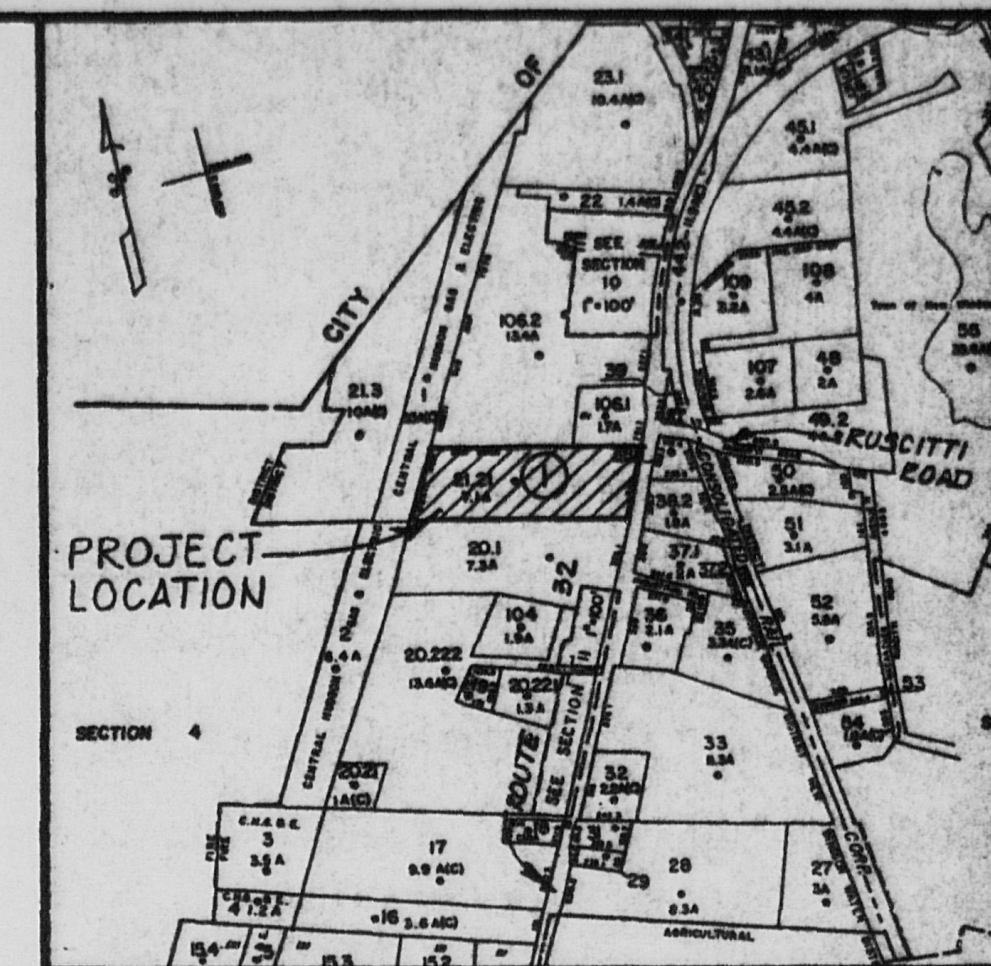
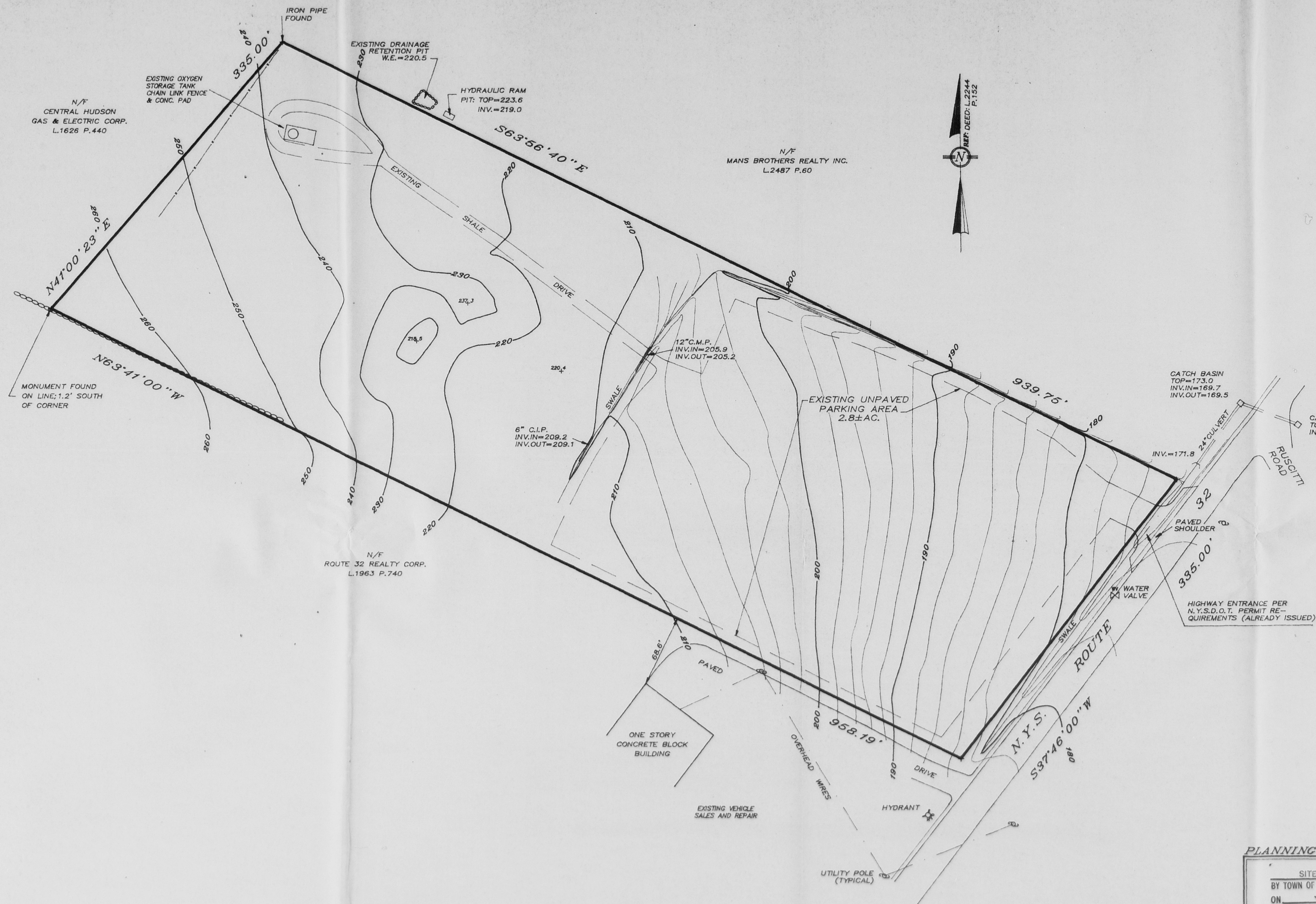
\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date





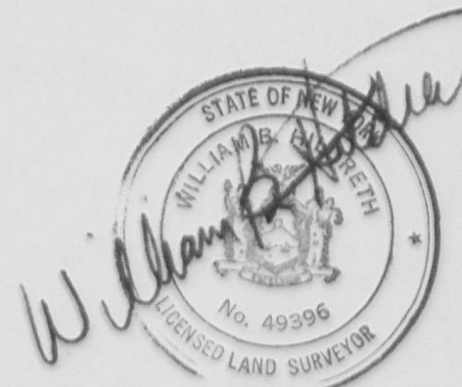
LOCATION PLAN 1"=800'=-

**NOTES:**

1. Being an amendment to a previously approved Site Plan for Lincare Inc. approved by the Town of New Windsor Planning Board on 10 October 1990.  
TAX MAP SECTION 9 BLOCK 1 LOT 21.21
2. Property Owner & Applicant: Henry P. Van Leeuwen & Louis G. Van Leeuwen  
70 Windsor Highway  
New Windsor, New York 12553
3. Total Parcel Area: 7.1+/- Acres
4. Property Zone: C
5. Existing Use: Oxygen Storage Tank (to continue)  
Proposed Use: Temporary Vehicle Storage on 2.8+/- Acres  
SUBJECT TO 1 YEAR RENEWAL BY PLANNING BOARD
6. Boundary and topographic data shown hereon is from a field survey completed by the undersigned on 13 August 1990 and supplemented by field survey 7 July 1994.
7. Elevations shown hereon are based on a random datum and are not referenced to any known or established elevation datum.
8. Contour Interval: Two (2) feet

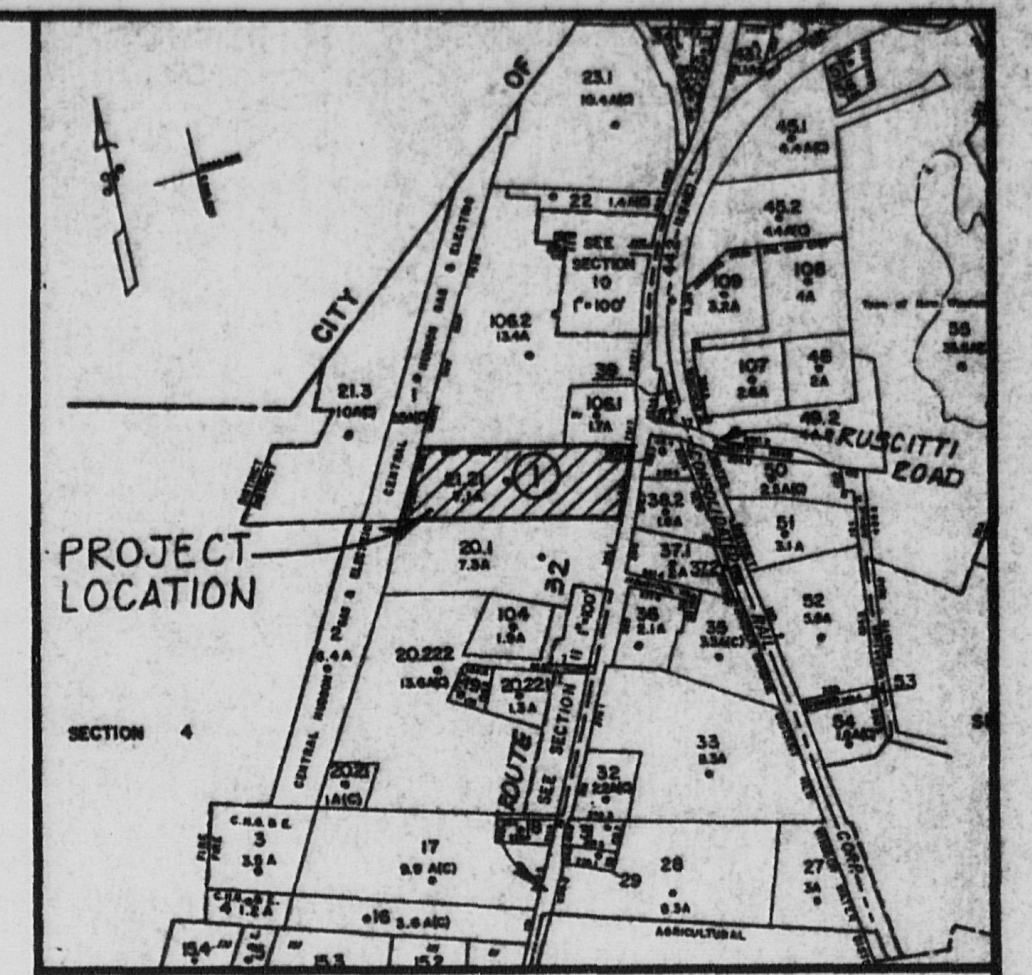
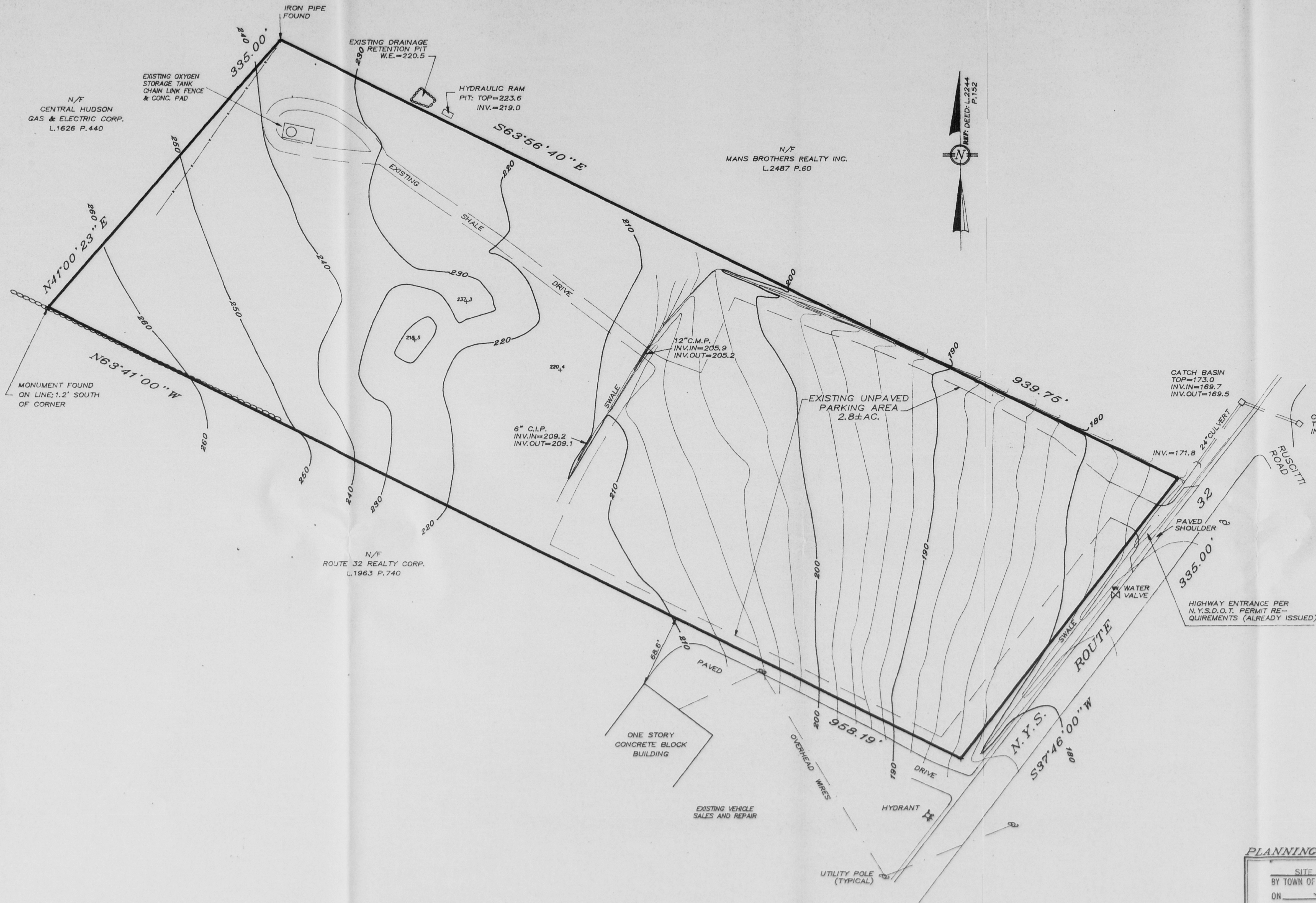
**PLANNING BOARD APPROVAL**

SITE PLAN APPROVAL GRANTED	
BY TOWN OF NEW WINDSOR PLANNING BOARD	
ON	JUL 22 1994
BY	CARMEN R. DUBALDI, JR. SECRETARY
NEW PLANNING BOARD NO. 94-19 ORIGINAL PLANNING BOARD NO. 90-43	



<b>Grevas &amp; Grevas, P.C.</b> LAND SURVEYORS 33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (914) 582-5887		PLAN FOR: <b>HENRY P. VAN LEEUWEN &amp; LOUIS G. VAN LEEUWEN</b>	
REVISIONS: DATE DESCRIPTION 7/18/94 REV. PER PL. BD. APPROVAL	TOWN OF NEW WINDSOR Drawn: WBH Checked: Scale: 1"=50' Date: July '94 Job No: 90-067	ORANGE COUNTY NEW YORK <b>AMENDED SITE PLAN</b>	





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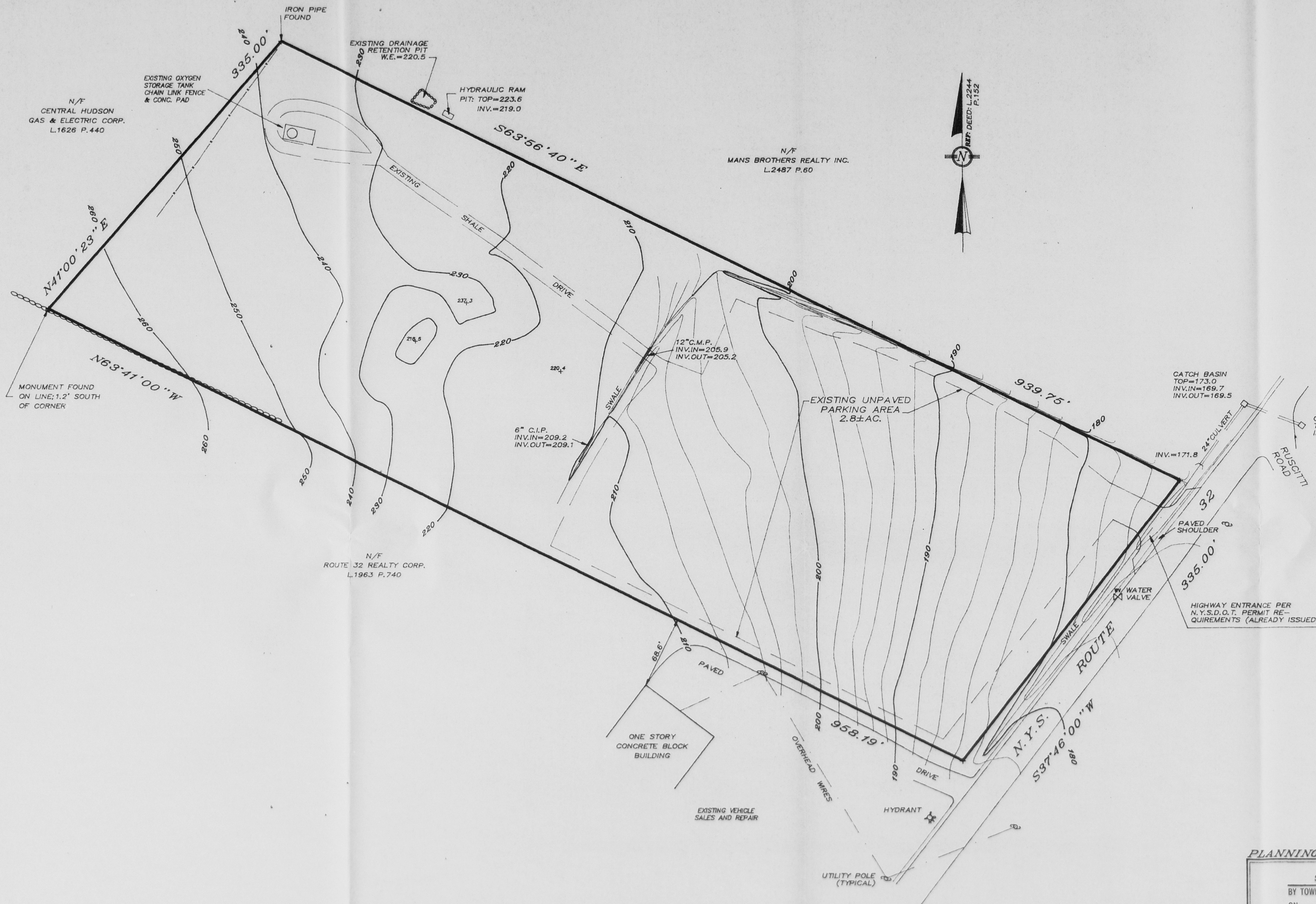
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ON JUL 22 1994	
BY CARMEN R. DUBALDI, JR. SECRETARY	
NEW PLANNING BOARD NO. 94-19 ORIGINAL PLANNING BOARD NO. 90-43	



<b>Grevas &amp; Hildreth, P.C.</b> LAND SURVEYORS 33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (914) 562-6667		PLAN FOR: <b>HENRY P. VAN LEEUWEN &amp; LOUIS G. VAN LEEUWEN</b>	
REVISIONS: DATE DESCRIPTION 7/18/94 REV. PER PL. BD. APPROVAL	TOWN OF NEW WINDSOR Drawn: WBH Checked: Scale: 1"=50' Date: 8 July '94 Job No: 90-067	ORANGE COUNTY NEW YORK <b>AMENDED SITE PLAN</b>	





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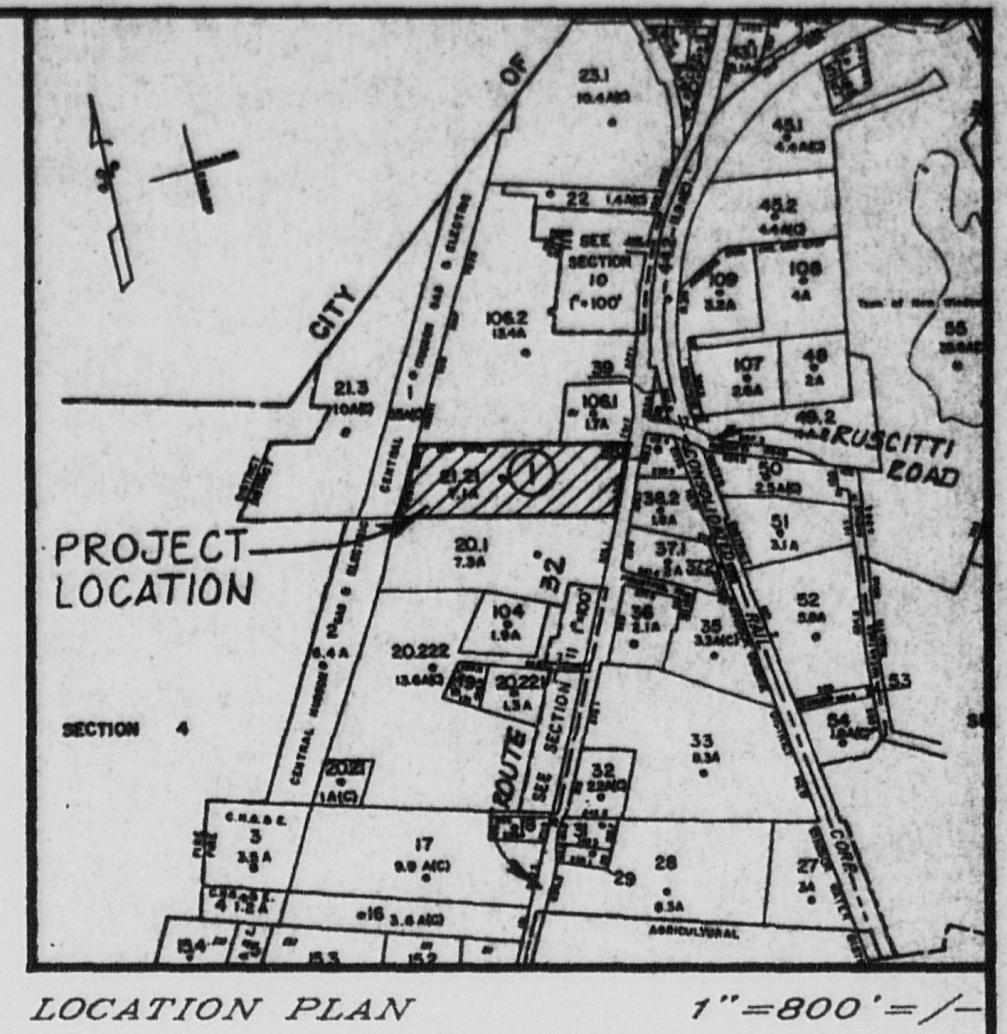
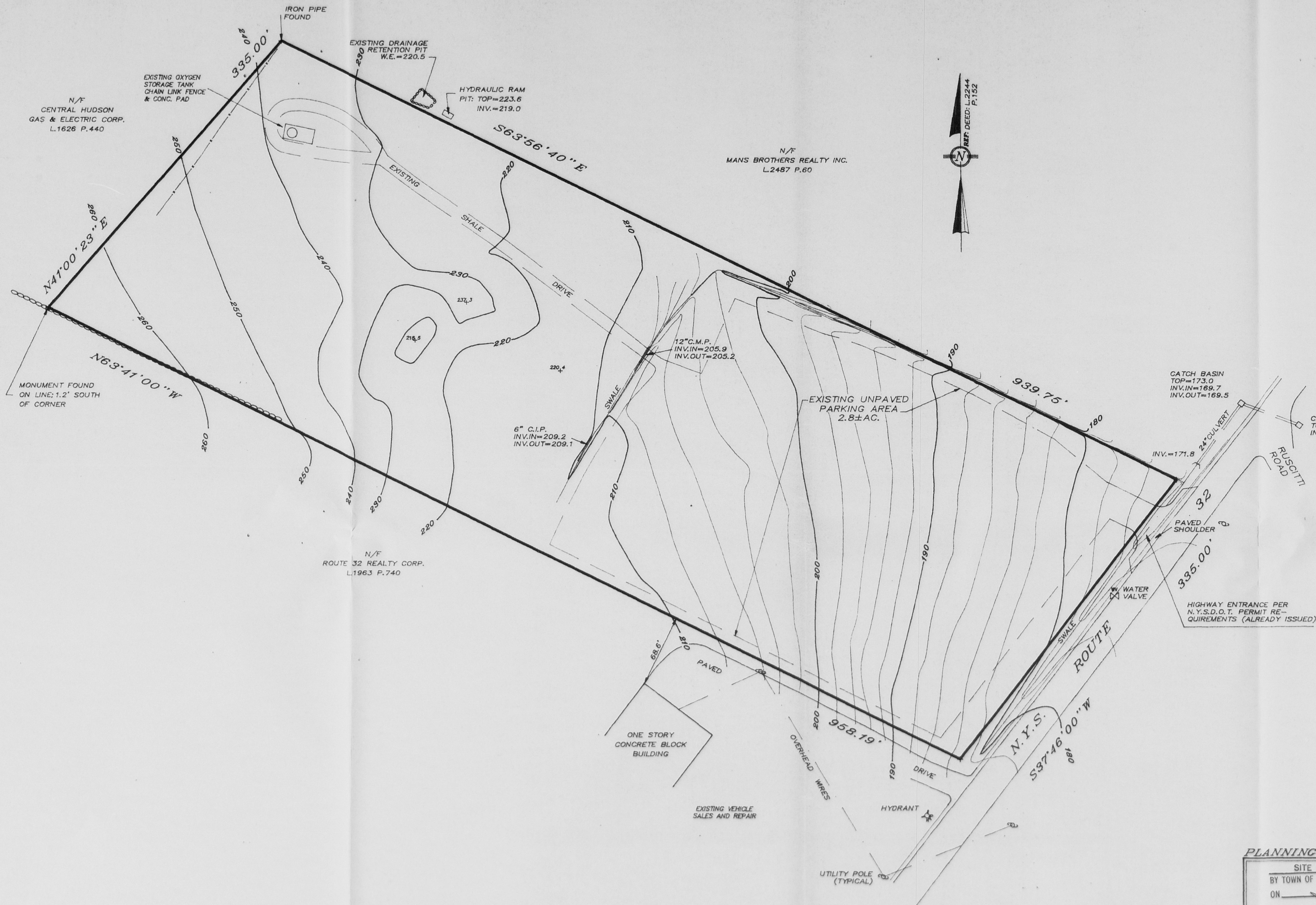
PLANNING BOARD APPROVAL

SITE PLAN		APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD		
ON JUL 22 1994		
BY CARMEN R. DOBALDI, JR.		
SECRETARY		
NEW PLANNING BOARD NO. 94-17		
ORIGINAL PLANNING BOARD NO. 90-43		



<b>Grevas &amp; Hildreth, P.C.</b> LAND SURVEYORS 33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (914) 562-5687		PLAN FOR: <b>HENRY P. VAN LEEUWEN &amp; LOUIS G. VAN LEEUWEN</b>	
REVISIONS: DATE DESCRIPTION 7/18/94 REV. PER PL. BD. APPROVAL	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	Drawn: WGH Checked: Scale: 1"=50' Date: 8 July '94 Job No: 90-067	<b>AMENDED SITE PLAN</b>





**NOTES:**

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2. Property Owner & Applicant: Henry P. Van Leeuwen & Louis G. Van Leeuwen  
70 Windsor Highway  
New Windsor, New York 12553
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NEW PLANNING BOARD NO. 94-19 ORIGINAL PLANNING BOARD NO. 90-43		



**Grevas & Hildreth, R.C.**  
LAND SURVEYORS  
33 QUASSANOK AVENUE, NEW WINDSOR, NEW YORK 12553  
TEL: (814) 542-8867

PLAN FOR:  
**HENRY P. VAN LEEUWEN & LOUIS G. VAN LEEUWEN**  
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

REVISIONS	DESCRIPTION
7/18/94	REV PER PL. BD. APPROVAL

Drawn: WBH
Checked:
Scale: 1"=50'
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**AMENDED SITE PLAN**